

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)





A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.


Address of comparable property	Price	Date of sale
140 Eighth Avenue Eden Park 3757	\$715,000	6/12/16
145 Eighth Avenue Eden Park 3757	\$765,000	18/1/17
10 Bruces Creek Road Whittlesea 3757	\$795,000	29/10 /16






OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

► **SOLD PROPERTIES**

	140 Eighth Avenue Eden Park VIC 3757	   
	Sold Price: \$715,000	
	Sold Date: 6 Dec 2016	
	Category: Farm: Hobby	
Lot Plan: 226/LP2645 EDEN PARK VIC	Distance: 2.91km	

	145 Eighth Avenue Eden Park VIC 3757	   
	Sold Price: \$765,000	
	Sold Date: 18 Jan 2017	
	Category: Farm: Hobby	
Lot Plan: CP156404 EDEN PARK VIC	Distance: 2.80km	

	10 Bruces Creek Road Whittlesea VIC 3757	   
	Sold Price: \$795,000	
	Sold Date: 29 Oct 2016	
	Category: Farm: Hobby	
Lot Plan: 3/LP84999 WHITTLESEA VIC	Distance: 3.22km	